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ENHANCED USE LEASING

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What is Enhanced Use Leasing?

- Leverage DoD assets that are currently available but not excess to the Military's needs
- Receive rent in cash or in-kind services no-less-than FMV of asset

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Why Lease?

- Off-set declining Operation & Maintenance budgets
- Avoid cost of maintaining or razing old building
- Free-up space for increased or new missions
- Bring tenants who are synergistic with missions of installations

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How do We Lease?

- **Competitive (Advertising) Process**
  - Notice of Availability to Lease
  - Industry Forum
- **Source Selection Process**
  - Selection Criteria
- **Negotiation Process**
  - Business and Lease Plan

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Case Studies

- First Army Energy EUL
- Ft Detrick, MD
- Not ESPC
- No Guarantees of Government Purchase
- Army Goals
  - Gain revenue through lease of land
  - Provide potential infrastructure for an emerging lab campus
- Vision
  - Cogeneration Plant that can serve a variety of users in Frederick County, MD

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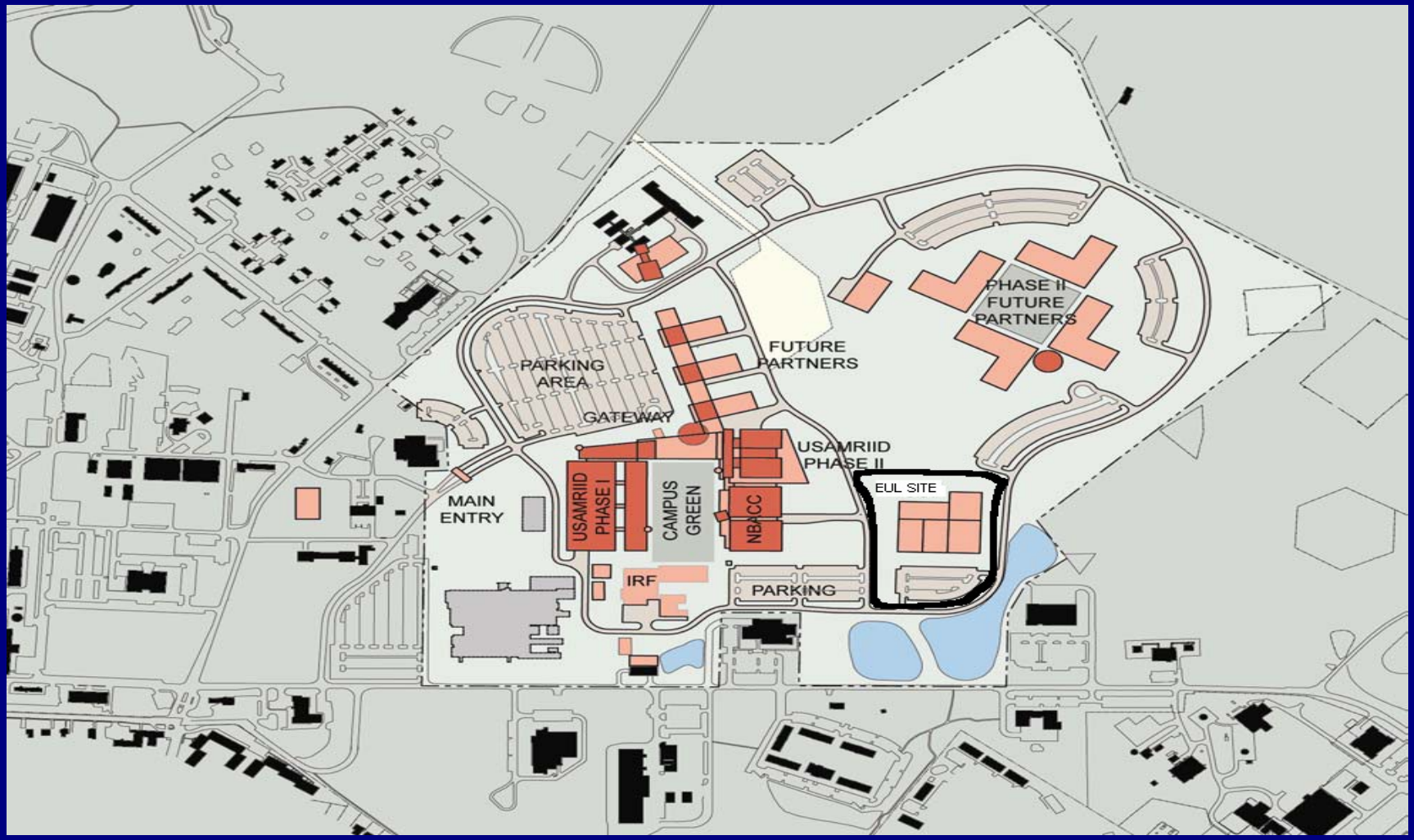
Ft Detrick Map



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What's Next?

- Camp Navajo, Flagstaff, Arizona
- Ft. Greely, Delta Junction, Alaska

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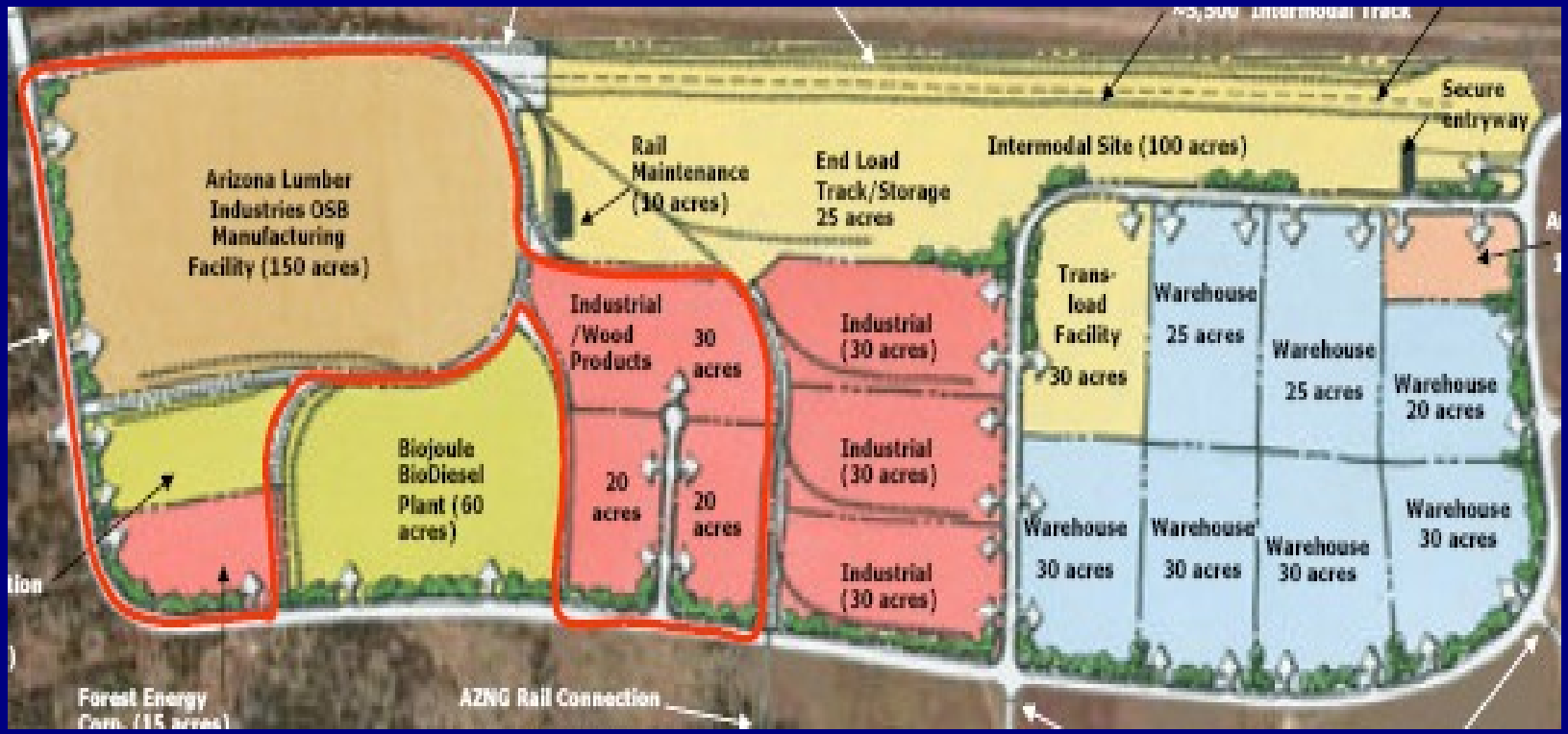
Camp Navajo Map



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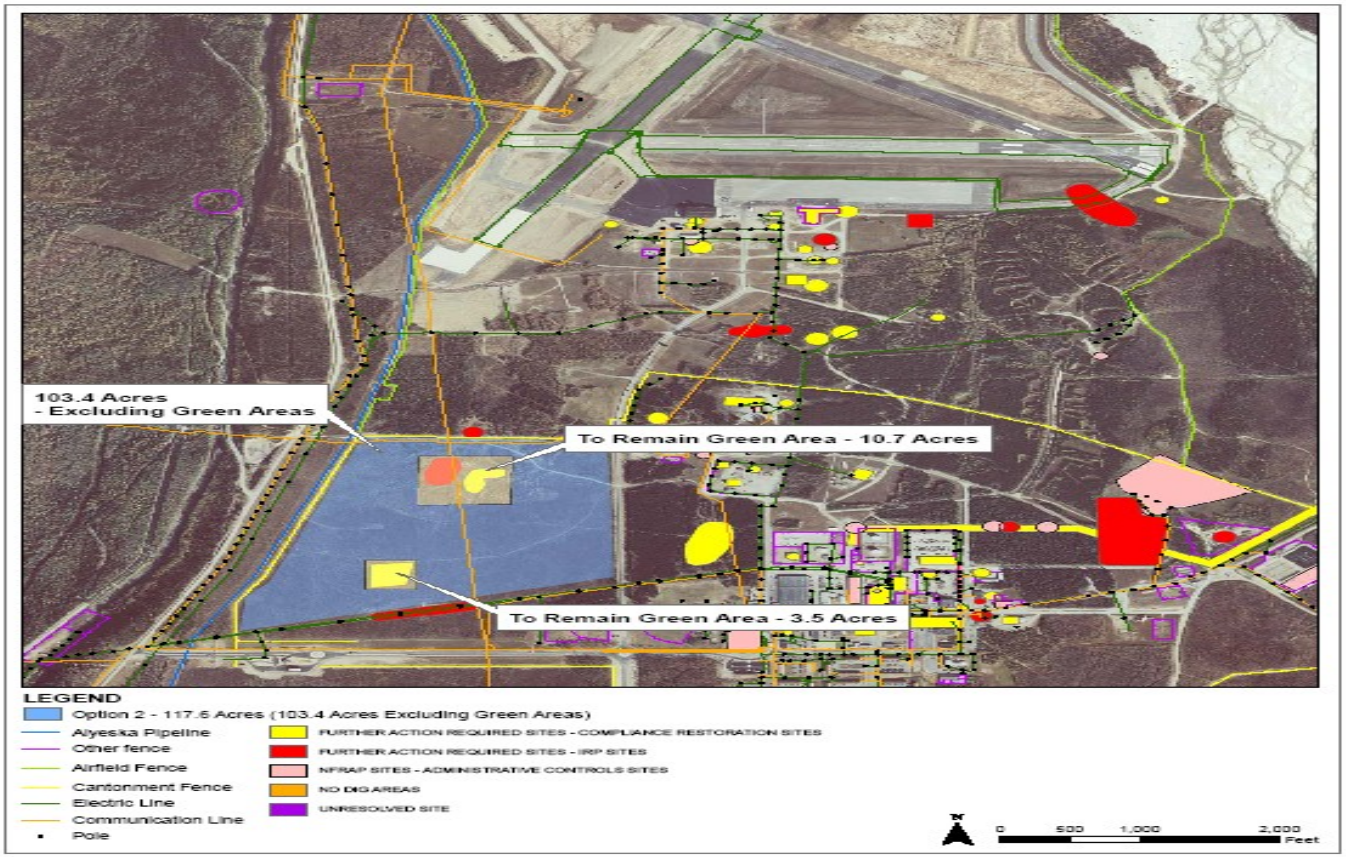
Fort Greely Map



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What Does the Deal Look Like?

- Army Goal – Maximize land rent by mirroring a private sector transaction
- Large Development Projects
  - Aberdeen Proving Ground
  - Redstone Arsenal
- Potential Projects
  - Watervliet Arsenal
  - Wind Power
  - Bio-Mass
- Think Real Estate!

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Projects Underway

Installation	Concept
Ft. Campbell	100 acres – Office Park
Ft. Huachuca Support	200 acres – Light Industrial/Airport
Ft. Belvoir	150 +/- acres – Office Park
Ft. Belvoir	Army Museum
Ft. Carson	300 acres – mixed use, industrial
Ft. Detrick	70 acres – mixed use, lab campus
Ft. Knox	100 acres + old lodging building
Watervilet Arsenal	200 acres – office, power plant
Ft. Hood	Hospital

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Selected New Projects

Installation	Concept
Ft. Richardson power plant	Intermodal terminal,
Ft. Douglas	Medical Campus
Ft. Shafter	
Ft. Meyer	Office, Retail
Tripler Army Medical Center	Lab campus
Ft. Dix	Power plant
Ft. Lewis	Office/industrial

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EUL Product Types

- Restoration of Historic Buildings
- Central Utility Plants
  - Gas
  - Bio-mass
  - Wind
- Vehicle Test Tracks
- Medical Clinic
- Hotel, Lodging, Apartments (non-military)
- Golf Courses
- Inter-Modal Terminal
- Offices, Labs, Industrial
- Laundries
- Training Center
- MWR Retail
- Wetlands

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Upcoming Process

How to stay plugged in

HTTP://EUL.ARMY.MIL

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QUESTIONS